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*Appendix 4*  
**Newsletter**

## *Do You Have a Passion for Progress?*

By Graten C. Little, Jr.  
Planner/Coordinator, Cluster 9

On February 8, 1997, residents of the city of Detroit were asked the question: "Do you have a passion for progress?" The purpose of this question was to encourage residents, business owners, community leaders and potential entrepreneurs to get involved in establishing 10 city-wide neighborhood cluster boards that correspond to 10 geographic areas across the city. These boards would help to vocalize and build consensus in the community on the needs and concerns of people who live, work and do business in the neighborhoods. This project is an opportunity for the citizens of Detroit to help guide and shape its future.

The opportunity that I speak of is a project of the City Planning and Development Department titled "Community Reinvestment Strategy" (CRS). This project has been moving along on a very tight timeframe since February and will conclude in December this year.

We have been holding numerous activities involving the citizens of Detroit, including Focus Group discussions, Building Condition surveys, and Visioning Exercises for the purpose of first-hand data/information collection. This data is greatly valued because it represents the judgements and opinions of the people who live, work, or do business in the city of Detroit. Although we heard from a great number of people, we would like to hear from many more!

**Call the CRS hotline (313) 438-0649 for information concerning the process or materials available to community groups.**

### CLUSTER 9 BOARD

Don Bailey  
Mary Cocanougher  
Nrena Hunt  
Gaylord Kanoyton  
Carla King  
Louise Miller  
Sharon Murphy, secretary  
Edna Murray



*Focus group participants appreciate the quality of life in neighborhoods.*

Melissa Quinn  
Harvey Roberts  
Charles Roper  
James Van Hoy  
Raymond Welborn  
Arlene Williams  
Carl G. Williams, co-chair  
Laurie Williams  
LeRoy Williams, co-chair

Karen Johnson-Moore  
Project Manager

Graten Little, Jr. CRS Staff  
Lee Griffin, Comm. Org.  
Diane V.B. Jones, editor

## *Technical Assistance Team Report*

The Technical Assistance Team (TAT) was selected by Cluster Board members in May to support the Cluster 9 Board by providing the technical support required to develop surveys and recommendations in conjunction with community input.

The Technical Assistance team consisted of four firms which included:

Hamilton Anderson/Associates  
Zachary and Associates, Inc.  
Detroit Collaborative Design Center  
H. Smith and Associates.

This newsletter has been produced by the TAT with articles from Cluster 9 Board members for the purpose of informing the larger public about the efforts of the CRS board, stakeholders, and Technical Assistance Team who together worked to develop and recommend goals and objectives which can help shape the future vision for the area within Cluster 9.

We wish to thank all community members who gave a tremendous effort by attending monthly meetings, focus groups, and planning sessions, and who participated as survey takers and volunteers at the Cluster 9 office. **The board's reinvestment recommendations will be presented on Friday, December 5th at 6:00 p.m. at Marygrove College. Call the Cluster 9 office at 345-2579 for room location.**

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## HOUSING COMMITTEE REPORT

By Gaylord Kanoyton, Cluster 9 board member

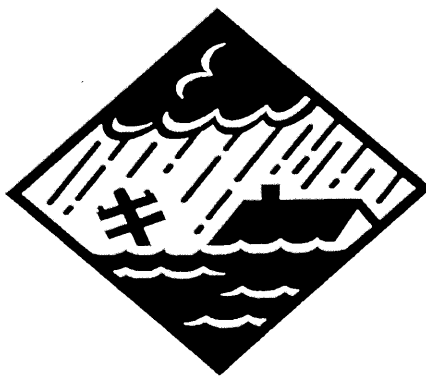
The Cluster 9 community offers numerous opportunities for community initiated development, which combines the benefits of starting new businesses with generating more housing. While an eyesore today, several large tracts of City-owned lots and homes could prove to be an asset. A private developer could build new single family homes, duplexes or low-rise apartments. Existing abandoned houses could be renovated and sold to first-time homebuyers. Cluster 9 also contains a Renaissance Zone to encourage new businesses.

Individuals and businesses in Renaissance Zones are exempt from all state and local property taxes - meaning that for up to 15 years, there is virtually no state tax burden in a Renaissance Zone.

Based on a recent CRS survey conducted in Cluster 9, nearly 80% the area's housing stock was in need of improvement. Designation of the area as a Neighborhood Enterprise Zone could help. This designation would cut property tax bills on qualified residencies and help focus funds in the neighborhood. New single-family, multi-family and rehabilitated apartments can be financed through Neighborhood Enterprise Funds.

Cluster 9 welcomes the opportunity to participate in a redevelopment plan with the City of Detroit and is seeking all ways to help speed the process. The area also needs a Resource Center to be maintained in the Renaissance Zone to provide information to interested business and homeowners seeking low interest loans, down payment assistance, home repairs, maintenance and other Community Services.

The Housing Committee's goals (at right) were developed by the Cluster 9 stakeholders and board to help guide the priorities for housing redevelopment in the Cluster 9 area.



### Tornado Damage Remains Critical

A Special Topic developed by the Cluster 9 board is related to the terrible damage wrought by a violent storm (some say Tornado) which struck the area on July 3, 1997. While the majority of residential and commercial districts in the area were not affected, a section south of Fenkell and east of Wyoming bore the brunt of the devastating storm.

Some assistance has been offered by a Mennonite group called Project Relief - who sent volunteers from Ontario to assist in rebuilding roofs. This group deserves recognition for their fine efforts. Apparently, few building owners took advantage of federal disaster assistance, and many structures remain uninhabitable.

Cluster 9 determined that special attention should be directed to this area by the City and area stakeholders to assess new opportunities for commercial, housing and job center reconstruction. The area has the potential for redevelopment which could be of benefit to the greater community - a silver lining perhaps after all.

### Housing Goal Statement:

***Improve and develop residential neighborhoods which reflect the quality character of northwest Detroit.***

1. Partner with lenders to create information networks which provide education and technical assistance about financing and managing home improvement programs.
2. Increase levels of home-ownership by promoting programs which provide technical assistance and first-time homeowner information.
3. Develop a mixture of new, high-quality, yet affordable housing options to encourage city residency by a variety of households seeking a quality living environment.

### Jobs Goal Statement

***Stabilize the economic community through improvements in the local job market.***

1. Develop employment and training opportunities related to commercial redevelopment.
2. Encourage local businesses and associated trade unions to work as a group and as part of the community to improve employment opportunities for local residents.
3. Develop a state-of-the-art job information network which is accessible to area residents to provide metropolitan Detroit job placement information, and opportunities.

### Youth Development Goal Statement:

**Invest community resources in youth to build better neighborhood.**

1. Create and encourage better maintained parks which provide a wider variety of recreational activities for youth.
2. Encourage a higher level of community and institutional involvement in providing services and facilities for youth.
3. Promote better, more responsible parenting.

### Neighborhood and Commercial Facilities Goal Statement:

**Devote resources to reestablish quality commercial districts that provide goods and services for area residents while maintaining an identity as a vital area with opportunities for community interaction.**

1. Promote quality commercial districts which include a variety of uses such as professional services, recreation, commercial and health care.
2. Plan for the stability of the commercial districts through business organizations which interact with the neighborhoods, offer technical assistance and encourage greater community involvement.
3. Review and enforce existing zoning regulations to encourage appropriate infill and new mixed-use districts which include a variety of businesses and reflect the stability of the surrounding neighborhoods.

## Committee Visioning Led to Goal Setting

The Cluster 9 board of directors and community stakeholders representing their neighborhoods, businesses, and institutions, formed committees and joined together on numerous occasions to develop a vision for the area which led to goal setting in the following categories:

1. Transportation
2. Youth Development
3. Housing
4. Neighborhood Commercial facilities
5. Job Centers and
6. Quality of Life

The committees were charged to collect relevant data and develop priorities for the next five to ten years which met the following objectives:

1. To identify and prioritize opportunities for reinvestment that offer the most potential for improving the neighborhood, community and city as a place to live and do business.
2. To identify existing barriers to reinvestment and to recommend the type of investment activity and location where it would be most effective to the community.
3. To develop a common community planning data base that can be used to attract investments, support project planning, and enhance community decision making.

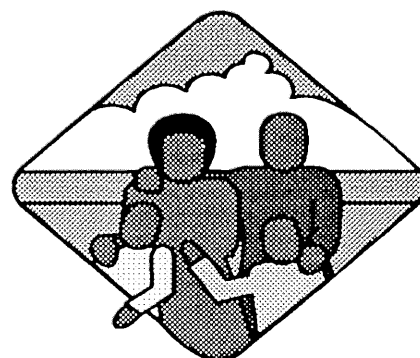
The Cluster 9 Technical Assistance Team has assembled an Asset Profile of the area which provides a data base for use by community organizations and residents seeking to implement projects in the area. In the Asset Profile, you will find valuable demographic information, numerous maps, organizational profiles and recommended locations for new development.

## YOUTH DEVELOPMENT

By Nrena Hunt  
Cluster 9 Board member

The Youth Development Committee was assigned the task of identifying youth oriented issues in Cluster 9. At the visioning session, we were asked to identify and assign priority to the most important youth issues around which immediate planning should begin.

Our instructions were to prioritize issues by consensus and we were given one hour to complete our task. The group facilitator (Sonya Ewing of the Detroit Collaborative Design Center) suggested that similar issues could be listed under one conceptual heading - and rescued the group. The following issues were prioritized in order of importance from 1 to 8:

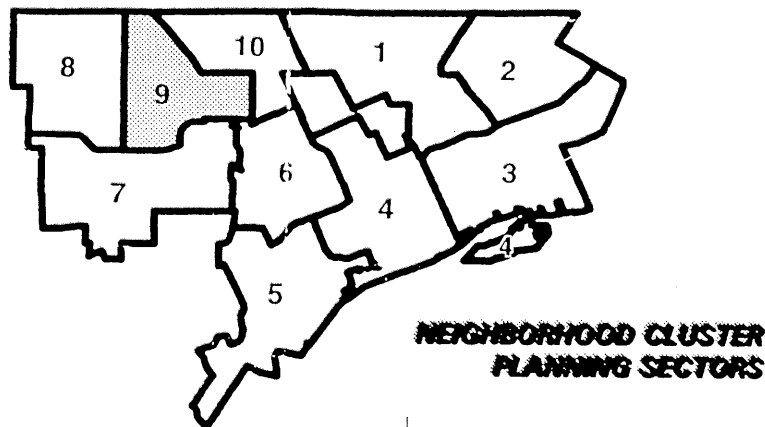


1. Poor media image of youth;
2. Lack of youth information network;
3. Little community and institutional involvement in youth issues;
4. Poor City services for youth;
5. Youth unemployment;
6. Need for greater parental responsibility;
7. Lack of youth involvement in community improvement;
8. Poorly maintained parks and programs.

Following the visioning session, goals and objectives for these issues were developed, and again prioritized, as shown at the left of this article.



Community Reinvestment  
Strategy Office  
65 Cadillac Square  
Suite 1300  
Detroit MI 48226



### In This Issue...

Information about the activities of the Community Reinvestment Strategy for Cluster 9.

### Transportation Goal Statement

Recreate effective transportation systems and infrastructure that connect residents with Detroit neighborhoods, downtown and suburban destinations.

1. Improve neighborhood and thoroughfare road conditions.
2. Facilitate better service by SMART and DDOT to suburban locations.
3. Encourage alternative modes of transportation, including corporate shuttles, licensed jitney service, and light rail.

## Commercially Speaking By Carla King, Cluster 9

I feel uniquely qualified to discuss the commercial conditions of Cluster 9 due to my involvement as a Cluster 9 board member, committee member and a Commercial Data Gatherer. The Neighborhood Commercial Facilities focus group identified many issues related to commercial development in our area. One major issue identified by all is the lack of a major retail store - such as a Sears or a target store since the decline of the grand River/Greenfield district.

The surveys of physical conditions conducted by the data gatherers confirmed the lack of major retail stores. There is also a need for additional parking, and lighting improvements are needed along major streets. An overabundance of Pager

stores and Liquor stores suggests a need for stronger code and zoning enforcement. There is definitely a need for a variety of commercial development in Cluster 9, particularly for major department stores. The Community Reinvestment Strategy identified the following areas as the best for new or expanded development:

- Grand River/Greenfield** - cluster regional shopping and services uses;
- Six Mile/Schaefer** - capitalize on large employee base at Sinai Hospital and old Mt. Carmel Hospital site;
- Grand River/Southfield** - freeway access and clustered uses;
- Lyndon and Puritan Streets** - cluster neighborhood serving goods and services.
- Livernois south of Fenkell** - draw new uses which appeal to Universities.